



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 4  
ATLANTA FEDERAL CENTER  
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September 26, 2014

George F. Chandler  
Senior Advisor  
U.S. Department of Health and Human Services  
Centers for Disease Control and Prevention  
1600 Clifton Road, N.E., Mailstop A-22  
Atlanta, Georgia 30333

**Subject: EPA Comments on the Final Environmental Impact Statement (FEIS)  
for Centers for Disease Control and Prevention (CDC) Roybal Campus  
2025 Master Plan. Dekalb County, Georgia.  
CEQ #: 20140250 and ERP#: HHS-E80004-GA**

Dear Mr. Chandler:

Pursuant to Section 309 of the Clean Air Act, and Section 102(2)(c) of the National Environmental Policy Act (NEPA), the U.S. Environmental Protection Agency (EPA) reviewed the subject document, participated in a public meetings on January 17, 2012 and March 20, 2013 and submitted scoping and draft environmental impact statement comments on January 31, 2013 and April 30, 2014, respectively. The purpose of this letter is to provide you with EPA's Final EIS comments on the proposed Master Plan for the Roybal Campus.

The Roybal Campus is located on approximately 47 acres of land, just east of the City of Atlanta near Emory University and Emory Healthcare. The proposed Master Plan for the Campus builds upon a previously completed 2009 Master plan. The new Master Plan covers a 10-year planning period from 2015 to 2025 and provides a roadmap for physical development and identifies potential opportunities and constraints for future growth and land-use development.

The FEIS evaluates a No-Action Alternative and seven conceptual alternatives (Alternatives 2, 3a, 3b, 4, 5a, 5b, and 6b). A Preferred Alternative (5a) is identified that focuses on a laboratory development with moderate build out. This alternative includes constructing a new 350,000 to 450,000 square foot laboratory on an existing parking lot, a 1,600 space parking deck, renovating an existing building and upgrading infrastructure. These facilities are proposed within the footprint of the existing Campus.

According to the FEIS, a significant impact associated with the preferred alternative is traffic. The project will generate traffic that will further exacerbate existing congestion issues at nearby intersections. The FEIS discusses potential low-cost, readily implementable mitigation measures that include signalization improvements, lane restriping and widening as well as transportation demand management. However, these proposed measures are offsite and will need to be studied further by the Georgia Department of Transportation and DeKalb County to assess their viability.

In an effort to avoid or reduce environmental impacts, the FEIS proposes strategies to 1) reduce diesel emissions and suppress fugitive dust during construction, 2) minimize visual impacts to surrounding occupants by reducing the height of the proposed facilities, 3) minimize or prevent increased water volume and sediment loading to area waterbodies by implementing on-site low-impact stormwater management best management practices, and 4) reduce energy, water, materials consumption, and greenhouse gases by incorporating green building and sustainability practices. Noise mitigation strategies is also proposed during construction and operation. EPA requests a copy of the Record of Decision (ROD) and that all project specific commitments be included.

Thank you for the opportunity to comment on this project. If you have any questions or require technical assistance, please contact Ntale Kajumba of my staff at (404) 562-9620.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. Mueller", with a stylized flourish at the end.

Heinz J. Mueller, Chief  
NEPA Program Office  
Office of Environmental Accountability